

# MINUTES

## City of Franklin Plan Commission Meeting

**June 22, 2006**  
Approved July 6, 2006

### CALL TO ORDER

### MINUTES

Regular meeting of June 08, 2006

### PUBLIC HEARINGS

#### Special Use

##### DBI, Inc.

##### (Franklin Automotive)

To allow for the operation of Franklin Automotive, a business primarily engaged in general automotive repair.

Approximately 3012 West Ryan Road;

Tax Key Number 879-9982-001

B-2 General Business District

#### Special Use

##### Stan and Gayle Kay

##### (Central Bark Doggie Day Care)

To allow for the operation of Central Bark Doggie Day Care, a business primarily engaged in a daycare program for dogs.

Approximately 9550 South 60<sup>th</sup> Street; Tax Key Number 899-9992-001

M-1 Limited Industrial District

### Business

#### Special Use

##### DBI, Inc.

##### (Franklin Automotive)

To allow for the operation of Franklin Automotive, a business primarily engaged in general automotive repair.

Approximately 3012 West Ryan Road;

Tax Key Number 879-9982-001

B-2 General Business District

#### Special Use

##### Stan and Gayle Kay

##### (Central Bark Doggie Day Care)

To allow for the operation of Central Bark Doggie Day Care, a business primarily engaged in a daycare program for dogs.

Approximately 9550 South 60<sup>th</sup> Street; Tax Key Number 899-9992-001

M-1 Limited Industrial District

### Affidavit of Correction to a Final Plat

#### David Gudgeon

#### (River Meadows Subdivision) (19 lots)

Removal of "Floodplain setback" and the redelineation of wetland on lot 18 of River Meadows Subdivision.

Approximately 6854 South 34<sup>th</sup> Street; Tax Key Number 738-0066-000

9563 South 60<sup>th</sup> Street

R-6 Suburban Single-Family Residence District, FW Floodway District and FC Floodplain Conservancy District

I. Mayor Taylor called the regular meeting of the Plan Commission of June 22, 2006, to order at 7:00 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Ritter, Bennett, Haley & Hanneman. Commissioner Torres was excused. Also present were Planning Manager Dietl, Senior Planner Booth and Planner II Mentkowski.

### II.

A. Commissioner Haley moved and Commissioner Ritter seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, June 08, 2006. Upon voice vote, all others voted 'aye.' Motion carried.

### III.

A. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:11 PM. Applicant presented the proposal. Alderman Kosovich spoke in favor of the proposal. The Public Hearing was closed at 7:12 PM.

B. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:21 PM. Applicant presented the proposal. The Public Hearing was closed at 7:21 PM.

### IV.

A. Alderman Skowronski moved and Commissioner Hanneman seconded a resolution imposing conditions and restrictions for approval of a special use for property located at approximately 3012 West Ryan Road (DBI, Inc.), subject to the applicant obtaining access along STH 100, removal of noxious weeds, an approved landscape plan and a cross easement. On roll call vote Alderman Skowronski and Commissioners Ritter, Haley and Hanneman voted 'aye.' Commissioner Bennett voted 'no.' Motion carried.

B. Commissioner Hanneman moved and Alderman Skowronski seconded a resolution imposing conditions and restrictions for approval of a special use for property located at approximately 9550 South 60<sup>th</sup> Street (Stan & Gayle Kay), subject to making certain all fences indicated on the Site Plan are on the property and that the Fire Department is satisfied with the access to the rear of the building. Upon voice vote, all voted 'aye.' motion carried.

C. Commissioner Ritter moved and Alderman Skowronski seconded a resolution adopting an affidavit of correction to the final plat for River Meadows Subdivision (approximately 6854 South 34<sup>th</sup> Street) (David Gudgeon). Upon voice vote, all voted 'aye.' Motion carried.

**Final Plat**

**ICON Development Corporation**

**(River Park Addition No. 1 Subdivision) (15 lots)**

A Resolution conditionally approving a Final Plat for River Park Addition No. 1 Subdivision.

Approximately 8322 South 51<sup>st</sup> Street; Tax Key Number 806-0267-000

10555 South 92<sup>nd</sup> Street

R-6 Suburban Single-Family Residence District, FW Floodway District and C-1 Conservancy District

**Site Plan**

**City of Franklin**

2006 Park Improvement Plans for Ken Windl Park, Franklin Woods Nature Center, Cascade Creek Park and Christine Rathke Memorial Park.

Ken Windl Park located approximately 11615 West Rawson Avenue; Tax Key Numbers 751-9997-000 and 750-9997-000, Franklin Woods Nature Center located approximately 3723 West Puetz Road; Tax Key Number 854-9936-000, Cascade Creek Park located approximately 8300 South 60<sup>th</sup> Street; Tax Key Number 806-0207-000 and Christine Rathke Memorial Park located approximately 7700 South 68<sup>th</sup> Street; Tax Key Number 790-9993-000.

Ken Windl Park is P-1 Park District and I-1 Institutional District, Franklin Woods Nature Center is P-1 Park District, Cascade Creek Park is P-1 Park District and Christine Rathke Memorial Park is Planned Development District #23 (Payne and Dolan Company).

**Southeast Wisconsin Regional Plan Commission Access Standards for Arterials**

**City of Franklin**

A review of Southeast Wisconsin Regional Plan Commission's (SEWRPC) 2035 plan on guidelines for access standards to preserve arterial street capacity and enhance traffic safety.

**Announcement: Next Meeting scheduled for Thursday, July 13, 2006**

**Adjournment**

D. Commissioner Ritter moved and Commissioner Hanneman seconded a resolution conditionally approving a Final Plat for River Park Addition No. 1 Subdivision (ICON Development Corporation, The applicant) (approximately 8322 South 51<sup>st</sup> Street. Upon voice vote, all voted 'aye.' motion carried.

E. The Plan Commission reviewed the proposed improvements to each park and encouraged consideration of:

- 1) Bicycle parking in locations where it would likely be used by park visitors.
- 2) A loop drive into Cascade Creek Park restricted to use by service, police and emergency vehicles.

Ken Windl Park – Alderman Skowronski moved and Commissioner Ritter seconded a resolution approving a site plan for Ken Windl Park (approximately 11615 West Rawson) (City of Franklin, Applicant), subject to consideration of adding bike racks and a sidewalk to the northwest corner of the building. Upon voice vote, all voted 'aye.' Motion carried.

Franklin Woods Nature Center – Commissioner Hanneman moved and Commissioner Ritter seconded a resolution approving a site plan for Franklin Woods Nature Center (approximately 3723 West Puetz Road) (City of Franklin, Applicant), subject to consideration of adding bike racks. Upon voice vote, all voted 'aye.' Motion carried.

Cascade Creek Park – Commissioner Ritter moved and Alderman Skowronski seconded a resolution approving a site plan for Cascade Creek Park (approximately 8300 South 60<sup>th</sup> Street) (City of Franklin, Applicant), subject to consideration of adding bike racks and having a neighborhood meeting. Upon voice vote, all voted 'aye.' Motion carried.

Christine Rathke Memorial Park – Commissioner Hanneman moved and Commissioner Ritter seconded a resolution approving a site plan for Christine Rathke Memorial Park (approximately 7700 South 68<sup>th</sup> Street) (City of Franklin, Applicant), subject to consideration of adding bike racks. Upon voice vote, all voted 'aye.' Motion carried.

F. After a lively discussion, no action was taken.

G. No action needed; none taken.

V. Alderman Skowronski moved and Commissioner Hanneman seconded to adjourn the Thursday, June 22, 2006, regular meeting of the Plan Commission, at 9:15 PM. Upon voice vote, all voted 'aye.' Motion carried. The meeting was adjourned.